

CITY OF SANTA CLARA

Santa Clara, California

April 26, 2004

REVISED NOTICE OF PREPARATION

California Administrative Code, Title 24, Sections 15082, 15103, and 15375

TO: Interested Agencies/Parties

FROM: City of Santa Clara
1500 Warburton Avenue
Santa Clara, CA 95050

SUBJECT: Revised Notice of Preparation of a Draft Environmental Impact Report

The City of Santa Clara will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the project identified below.

We need to know the views of the interested public as well as the views of responsible agencies as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. This Notice of Preparation revises a previous notice released in July 2003. Comments received in response to the July 2003 notice will continue to be considered in defining the scope of the environmental impact report.

The project description, location, and the probable environmental effects are contained in the attached materials.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but not later than 30 days after receipt of this notice.

Please send your response to Kevin Riley, AICP, Principal Planner, at the address shown above. We will need the name of a contact person in your agency.

PROJECT TITLE: 90 North Winchester Development Project
Files PLN2003-03744, PLN2003-03745, PLN 2003-03958 and
CEQ2003-01011
APN 303-17-48 and 49
SCH No. 2003072093

PROJECT APPLICANT: Summerhill Winchester, LLC and Santa Clara Methodist Retirement Foundation

DATE: April 26, 2004

Signature: _____

Title: Principal Planner

Fax Number: (408) 247-9857

Phone Number: (408) 615-2450

90 North Winchester Development Project

APN 303-17-48 and 49

Files PLN2003-03744, PLN2003-03745, PLN 2003-03958 and CEQ2003-01011

PROJECT LOCATION

The project site is located at 90 North Winchester Boulevard in the City of Santa Clara (Exhibit 1). The project site is bordered by residences along Forest Avenue to the north, Dorcich Street to the south, and Henry Avenue to the west. Winchester Boulevard is located immediately east of the project site. The Valley Fair Shopping Mall and Santana Row (a commercial shopping center) are located along Winchester Boulevard. The City of San Jose incorporated City limit is located along the northern property line of the project site (Exhibit 2).

PROJECT BACKGROUND

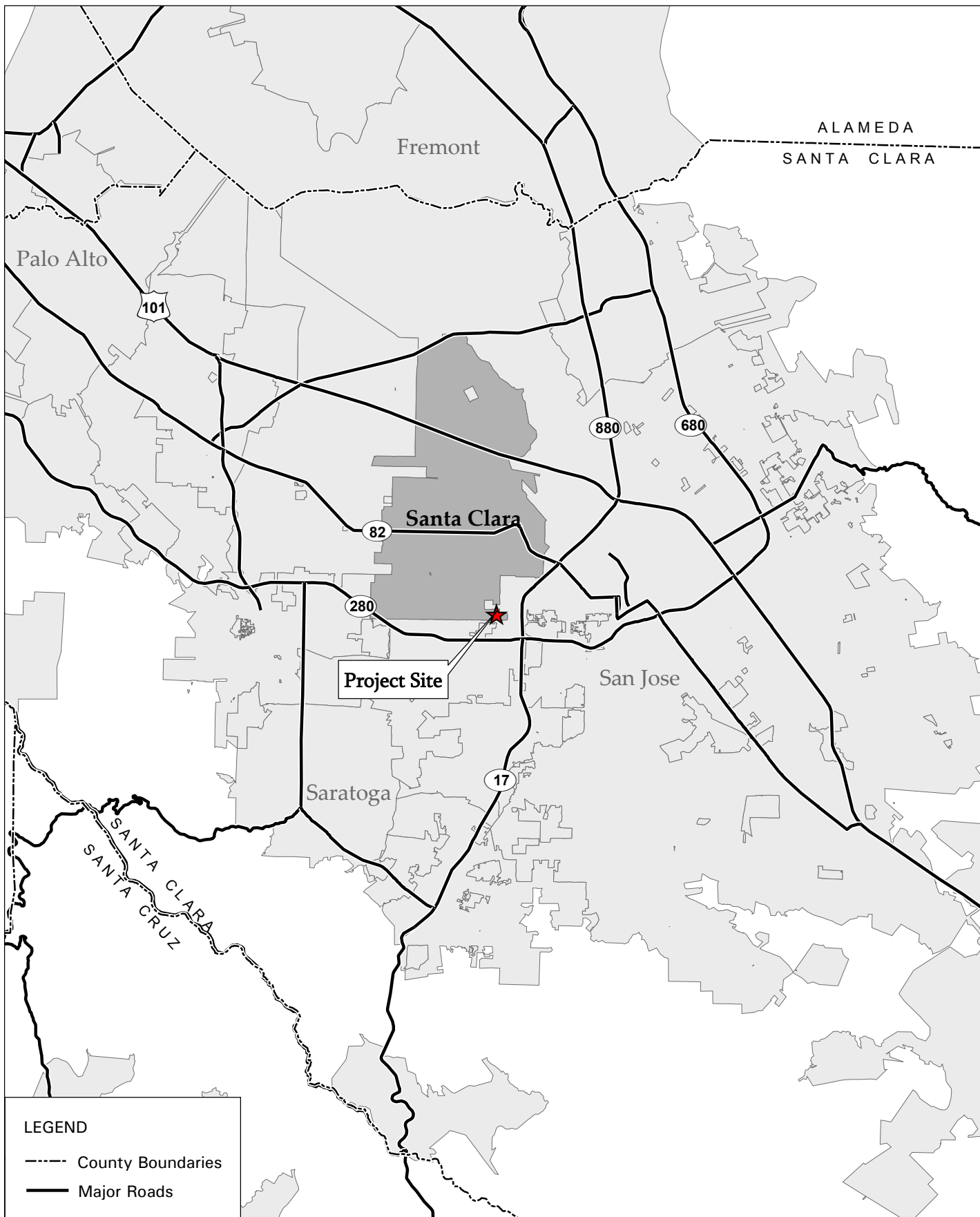
In July of 2003, the City of Santa Clara released a Notice of Preparation (NOP) for the 90 North Winchester Development Project to public agencies and the public for a 30-day review period. Comments were received on the scope and content of the Environmental Impact Report (EIR) that was to be prepared. In general, that project proposal would have developed the site with single-family residential, senior housing, and park uses. Since publication of the NOP, changes have been made to the project and additional development scenarios are proposed for evaluation in the Draft EIR. To provide public agencies and members of the public adequate opportunity to review and comment on the scope and content of the EIR for the revised project, the City of Santa Clara has decided to circulate a revised NOP for the 90 North Winchester Development Project. The following provides a description of the revised project and optional development scenarios. Comments received in response to the July 2003 notice will continue to be considered in defining the scope of the environmental impact report.

PROJECT CHARACTERISTICS

The project would include site cleanup; removal of existing structures; and development of senior housing, single-family residential, and park uses on the project site. A summary of the project's characteristics are presented as follows.

VOLUNTARY CLEANUP AGREEMENT AND REMOVAL ACTION WORKPLAN

As a result of pesticide use related to past agricultural practices on the site, some soils have concentrations of arsenic and dieldrin above U.S. Environmental Protection Agency (EPA) Preliminary Remediation Goals. DGS has entered into a Voluntary Cleanup Agreement (VCA) with the Department of Toxic Substances Control (DTSC). Pursuant to this agreement, DGS has prepared a Draft Removal Action Workplan (RAW) which identifies proposed remediation activities. The preferred remedial alternative consists of excavation of contaminated soils and disposal to permitted offsite facilities, importation of clean fill material, and site preparation (i.e., re-distribution of onsite soils). DTSC must approve the RAW, which will be implemented



Sources: California Spatial Information Library 2003, EDAW 2003

Regional Location

90 North Winchester Development Project

X 3T008.01 6/03

EXHIBIT 1



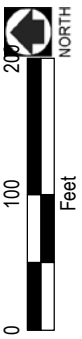


Source: City of Santa Clara, 2001

Project Vicinity

90 North Winchester Development Project

X 3T008.01 10/03



prior to development of the property. An Implementation Report will be submitted to DTSC for approval.

The Draft EIR would evaluate the actions proposed in the RAW as elements of the project. At the same time the Draft EIR is circulated to public agencies and the public, DTSC will circulate the Draft RAW to public agencies and the public during a 30-day public comment period which is separate from the comment period on the Draft EIR. Once this EIR is certified by the City, DTSC may adopt the final EIR to meet CEQA requirements concerning the RAW.

REMOVAL OF EXISTING STRUCTURES

All of the existing structures on the project site will be demolished and removed in preparation for development. If demolition activities involve any features included in the RAW, they would be incorporated into the site cleanup workplan preparation and approval. Demolition materials would be transported to an authorized landfill for disposal.

SINGLE-FAMILY RESIDENTIAL HOUSING

Approximately 10 acres of the project site would be developed with single-family residences. A maximum of 118 dwelling units on lots ranging in size from 2,000 to 5,000 square feet would be constructed. Individual units would range in size from 1,500 square feet to 3,000 square feet, and would include two to four bedrooms and a 2-car garage.

In general, the larger lots and homes would be located around the perimeter of the project site, with the smaller lots and homes concentrated in the center of the site. The perimeter residences would have typical rear-yard setbacks of 20 feet, while the interior residences would have typical rear-yard setbacks of 15 feet. Perimeter residences would be no more than two stories tall. Residential units in the center of the site would be 2+ stories tall. Garages and driveways would accommodate resident parking. On-street parking bays would provide guest parking. Access to this neighborhood would be provided by a new road intersecting Winchester Boulevard. This road could also provide access to the onsite senior housing/single-family development.

SENIOR HOUSING

Approximately 6 acres of the site would be developed with two senior housing facilities. One facility would be located along Winchester Boulevard and the other would be located parallel to the southern property line. The facilities would include up to 165 senior housing units in buildings two to four stories tall. Housing units, typically one bedroom, would range in size from 540 to 620 square feet. An 800 square-foot, two bedroom resident manager's unit would be provided in each facility. Approximately 153 parking spaces would be provided, 15%-20% on grade for visitors and staff parking and the remainder in partial underground parking. This parking would be for the sole use of senior housing residents, guests of residents, and facility employees. Handicap spaces would be sited in accordance with state standards.

The facilities would provide a landscaped garden area within the 6-acre site. Main access to the senior housing facilities would be provided from two locations: 1) a new road intersecting Winchester Boulevard north of residential buildings; and 2) a secondary right turn only entrance from Winchester Boulevard south of the residential buildings.

PARK USES

The project would include the dedication of an approximate one acre of park to the City. The park would be located adjacent to the 10-acre single-family housing area, in the northwest corner of the project site. The project would develop a neighborhood City park typical of other parks in the City, including water fountains; play areas, and walking paths.

ONSITE DETENTION

The project would detain storm water within the overall project site for compliance with the C.3 Provisions of the City's NPDES stormwater discharge permit. Onsite stormwater treatment alternatives could include, but are not limited to, the construction of a detention basin that discharges storm water to the storm water system, a retention pond that percolates to groundwater, or drainage swales that percolate to groundwater. Performance criteria for onsite detention requirements will be discussed in the EIR. The conceptual design of detention/retention facilities will be included in development plans submitted to the City for approval of the project.

PROJECT CONSTRUCTION

Construction activities related to the proposed project would include construction of utilities (i.e., underground power utilities, and storm drainage facilities), site preparation including re-distribution on onsite soils, paving of parking and circulation areas, development of onsite detention facilities, development of the neighborhood City park, and construction of the proposed senior housing facility and single-family residences. The site would be graded and compacted to predetermined levels to prepare for housing development and other improvements. All construction activities would occur within the 17-acre project site footprint. Equipment used for construction would vary day-to-day depending on the activity, but would include typical equipment, such as scrapers/earthmovers, wheeled dozers, water trucks, fork-lift, wheeled loader, and a motor grader. No unusual construction requirements are anticipated (e.g., pile drivers).

During the construction period, a maximum of 150 construction workers would commute to the site. Construction workers would access the project site only from Winchester Boulevard. Following the initial site preparation (remediation, grubbing, clearing, grading) phase, construction would commence. Construction of the project is expected to begin in 2005 and would last approximately 24–36 months. Construction would comply with the City's ordinance regulating hours of construction.

PROJECT IMPACT AREAS TO BE ADDRESSED IN THE DEIR

The City of Santa Clara will prepare a Draft EIR to provide environmental and project information for the proposed project. It will also include technical studies that have been completed. The RAW report identified above will be incorporated by reference.

The City is preparing a “full scope” Draft EIR. The Existing Setting, Impacts and Mitigation Measures for each of the following subject areas will be discussed and analyzed in the Draft EIR. Each subject area will focus on the specific details of the proposed project.

- | | | |
|-----------------------|---------------------------|-----------------------------|
| ▶ Land Use | ▶ Cultural Resources | ▶ Transportation/Traffic |
| ▶ Visual Resources | ▶ Hazardous Materials | ▶ Agricultural Resources |
| ▶ Air Quality | ▶ Earth Resources | ▶ Recreation |
| ▶ Noise | ▶ Hydrology/Water Quality | ▶ Population/Housing |
| ▶ Terrestrial Biology | ▶ Public Services | ▶ Utilities/Service Systems |

Other Required Sections: The Draft EIR will also include other information typically required for an EIR. These other sections include the following: 1) Growth Inducing Impacts; 2) Significant Irreversible Environmental Changes; 3) Significant, Unavoidable Impacts; 4) Alternatives to the Project; 5) References; and 6) EIR Authors. A reasonable range of alternatives will be evaluated in the Draft EIR and these alternatives could include: 1) No Project Alternative; 2) Single-Family Development Option Alternative; and 3) Reduced Development Alternative. Relevant technical reports will be provided in a technical appendix.